033.0	0004	0008.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,200 / 653,200
					USE VALUE:	653,200 / 653,200
					ASSESSED:	653,200 / 653,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLBANKS NANCY J
Owner 2:	
Owner 3:	
Street 1:	42 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Vinyl Exterior and 1974 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4650.000	295,100		358,100	653,200
Total Card	0.107	295,100		358,100	653,200
Total Parcel	0.107	295,100		358,100	653,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 330.90 /Parcel: 330.90

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23076

GIS Ref

GIS Ref

Insp Date 12/07/18

!2746!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0004-0008.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,100	0	4,650.	358,100	653,200		Year end	12/23/2021
2021	101	FV	285,100	0	4,650.	358,100	643,200		Year End Roll	12/10/2020
2020	101	FV	285,100	0	4,650.	358,100	643,200	643,200	Year End Roll	12/18/2019
2019	101	FV	225,700	0	4,650.	324,500	550,200	550,200	Year End Roll	1/3/2019
2018	101	FV	225,700	0	4,650.	307,700	533,400	533,400	Year End Roll	12/20/2017
2017	101	FV	225,700	0	4,650.	268,600	494,300	494,300	Year End Roll	1/3/2017
2016	101	FV	225,700	0	4,650.	229,400	455,100	455,100	Year End	1/4/2016
2015	101	FV	211,700	0	4,650.	212,600	424,300	424,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:58:22

LAST REV

Date	Time
05/14/19	14:02:56
apro	

PAT ACCT. 2746

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALONE JOSEPH F	30236-403		5/28/1999		245,000	No	No		
	13526-251		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	23076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2018	1610	Solar Pa	13,200	C				
11/16/2010	2286	Re-Roof	8,600					
4/5/1994	110	Manual	3,000					RETAINING WALL

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/29/2009	Measured	372	PATRIOT
6/14/2000	MLS		
2/22/2000	Mailer Sent		
2/22/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4650		Sq. Ft.	Site		0	64.	1.20	3									358,081						358,100	

Total AC/HA:	0.10675	Total SF/SM:	4650	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	358,081	Spl Credit		Total:	358,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32049799
Const Adj.:	0.98990101
Adj $ / SQ:	143.788
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362561
Depreciation:	67436
Depreciated Total:	295124

COMMENTS

BMT EST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

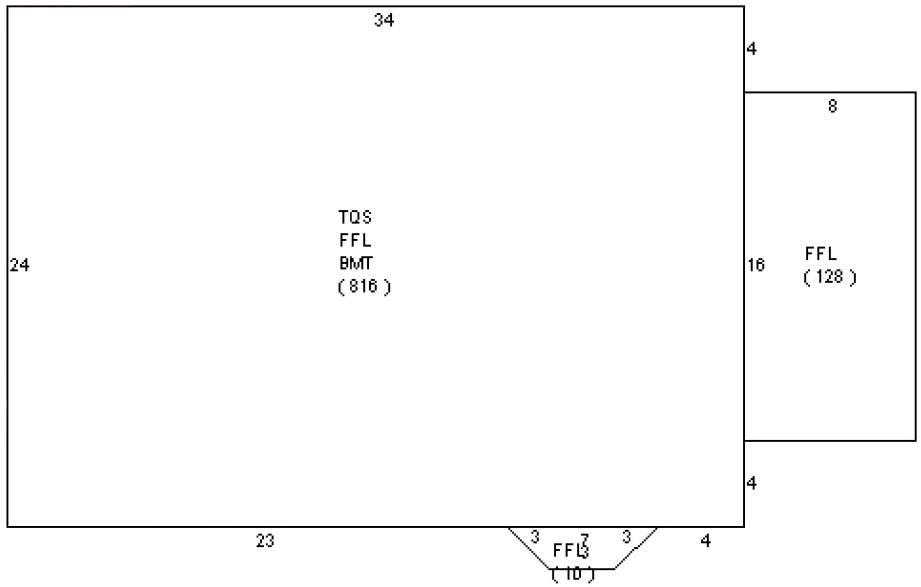
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	143.790	137,174
BMT	Basement	816	57.160	46,639
TQS	3/4 Story	612	143.790	87,998

Net Sketched Area:	2,382		Total:	271,811	
Size Ad	1566	Gross Area	2586	FinArea	1974

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	143.79
Special Features:	0	Val/Su Net:	123.89
Final Total:	295100	Val/Su SzAd	188.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0004-0008.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	